
Z-2451
SCHEUMANN PROPERTIES, LLC
PDRS TO R2

STAFF REPORT
April 14, 2011

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Dan Teder, is requesting rezoning of 43.02 acres (previously approved as Hawthorne Meadows Planned Development) located just south of Arlington Commons and Bridlewood Subdivisions, northeast of I-65 and west of CR 550 E, in Perry 30 (SW) 23-3.

ZONING HISTORY AND AREA ZONING PATTERNS:

On June 2, 2003 the Tippecanoe County Commissioners rezoned this site from R2 for the above mentioned planned development. About a year later (May 3, 2004), 144 acres to the southwest across I-65 were rezoned to MR for the IU Health/Arnett Clinic Hospital. Adjoining land to the north and east is R1B; to the south is R3. Much of the existing residential zoning pattern (east of I-65 and south of SR 26) was established in November 1999 when this developer filed 15 petitions and successfully rezoned a total of 812.63 acres from A and AW to R1, R1B, R2, R3 and NB in Perry Township sections 29, 30, 31, and 32.

AREA LAND USE PATTERNS:

The subdivisions adjoining on the north are single-family residential, and for the most part are built out. To the east across CR 550 E is Hawthorne Lakes, a single-family subdivision currently under development. The subject site and land farther southeast are currently in agricultural production.

A large stormwater detention pond (Berlowitz regional detention facility) is located on property to the northeast. Also, farther northeast and under construction, is the TSC (Tippecanoe School Corporation) Wyandotte Elementary school (on the south side of CR 50 S).

TRAFFIC AND TRANSPORTATION:

The site has frontage on CR 550 E, which is classified by the *Thoroughfare Plan* as a rural local road (to be upgraded to an urban collector with the adoption of the Draft Thoroughfare Plan). Access to the property will also come from Brookfield Drive, which currently dead ends in the middle of the north boundary.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Lafayette City utilities are available to the development. Sanitary sewer would come from CR 550 E or extend south into the site from Arlington Commons. Along the south

boundary, in a five acre outlot that was part of the planned development, is a detention basin developed and owned by Tippecanoe County. This basin is part of the Berlowitz Regional Drain.

STAFF COMMENTS:

The previous 2003 plan for this site would have developed 178 single-family lots, similar to the Lexington Farm Planned Development to the north. Many of the lots were sized smaller (50' lot width) than what is currently allowed in the Unified Zoning Ordinance (UZO), and would have resulted in a density of about 4 units per acre. This proposal is to return the property to its previous zoning of R2. Once reclassified, the site can be developed by our standard subdivision process and platted into single-family and/or two-family lots. Under our standard UZO lot size requirements (60' lot width), the resulting density will likely be similar to what was proposed in the planned development.

STAFF RECOMMENDATION:

Approval